

CHAPTER 7. ZONE DISTRICTS, MAP AND DIMENSIONAL STANDARDS

7.1 **DISTRICTS.** For the purpose of this Ordinance, the Village is hereby divided into the following Zoning Districts:

- R-A Rural Agricultural District
- RS - 1 Low Density Residential District
- RS - 2 Moderate Density Residential District
- R-M Manufactured Home District
- MFR Multi-Family Residential District
- B-1 General Business District
- B-2 Central Business District
- D-1 Industrial District

7.2 **MAP.** The Zoning Map delineating the above districts is hereby declared to be a part of this Ordinance. Except where references by dimensions are shown on said map, the district boundary lines follow lot lines, section lines, fractional section lines, or the center lines of streets or alleys as they existed at the time of the adoption of this Ordinance.

7.3 **LOT DIVIDED BY DISTRICT LINE.** Where a district boundary line on the Zoning Map divides a lot, each use shall comply with the requirements of the district in which it is located provided however, that no such lot shall contain more than one principal use.

7.4 **DISTRICT BOUNDARIES INTERPRETED.** When uncertainty exists with respect to the boundary lines of the various districts as shown on the Zoning Map, the Zoning Board of Appeals shall determine the boundaries according to the following rules:

- A. Boundaries indicated as approximately following the centerline of roads, highways, or alleys shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following recorded lot lines or the line bounding a parcel shall be construed as following such lot or parcel lines.
- C. Boundaries indicated as approximately following a municipal boundary line shall be construed as following such municipal boundary line.
- D. Boundaries indicated as approximately following the centerline of a stream, river, or other drainageway shall be construed to follow such centerline. In the event of a change in shoreline, the boundary shall be construed as following the shoreline existing at the time the interpretation is made.
- E. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.
- F. Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by subsections A through E above, the Zoning Board of Appeals shall interpret the district boundaries.

G. Insofar as some or all of the various districts may be indicated on the Zoning Map by patterns or heavy lines that, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any road right-of-way.

7.5 ZONING VACATED AREAS. Whenever any road, alley, or other public right-of-way within the Village of Vermontville is vacated, such road, alley, or other public way or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.

7.6 ZONING DISTRICT REGULATIONS. The Schedule of District Regulations provides an overview of the dimensional requirements of this Zoning Ordinance. It is provided for expeditious reference. However, it should not be substituted for a precise reference to the specific language of this ordinance.

7.7 LAND USES. The Schedule of Land Uses summarizes the applicable regulatory standards for the land uses governed under this Zoning Ordinance. It is provided for expeditious reference. However, it should not be substituted for careful reference to the specific language of this ordinance.

Zoning Map

**Section 7.8 – Village of Vermontville
Schedule of Regulations**

District	Minimum Lot Area (Sq.Ft. or Acres)	Minimum Lot Width (feet)	Maximum Lot Coverage (%)	Minimum Yard Requirements (feet)/Maximum Height	Front	Side	Rear	Stories ^(a)	Feet	Per Acre	Maximum Unit Density	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Core Area
R-A	5 acres	250	10	50 25 50	50	25	50	2 1/2	35	0.2	1,000	20 x 20	
R-S-1	13,500 sq. ft.	100	25	30 15 30	30	15	30	2 1/2	35	2.5	1,000	20 x 20	
R-S-2	10,000 sq. ft.	75	25	25 15 25	25	15	25	2 1/2	35	3.5	1,000	20 x 20	
R-M	5,500 sq. ft.	50	15	20 10 15	20	10	15	2 1/2	35	n/a	720	12 x 20	
MFR	15,000	100	30	30 10 25	30	10	25	2 1/2	35	8	600	20 x 20	
B-1	10,000	80	50	40 20 25	40	20	25	2 1/2	35	n/a			
B-2	1,000	20	n/a	5 0 10	5	0	10	2 1/2	35	n/a			
D-1	40,000	200	35	70 30 30	70	30	30	2 1/2	35				

(a) A basement shall not be counted as a story.

Revision: Max lot coverage in RS1 / RS2 increased 12-9-04/RevisionB

SECTION 7.9 LAND USE TABLE

Table of Land Uses summarizes the applicable regulatory standards for the land uses governed under this Zoning Ordinance. It is provided for expeditious reference. However, it should not be substituted for careful reference to the specific language of this ordinance.

Village of Vermontville

Uses Permitted by Right and Special Land Use Permit

(R=Use by Right; SLU=Use Permitted as Special Land Use; * Indicates uses that do not require site plan review)

USES	RA	RS-1	RS-2	RM	MFR	B1	B2	D1
Accessory Bldg. ≤ footprint principal structure	R*	R*	R*	R*	R*	R	R	R
Accessory Bldg. > footprint principal structure	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU
Accessory Uses, Rel. to uses permitted by right						R*	R*	R
Adult Businesses						SLU		
Agricultural Service Establishment	SLU							
Amusement Devices						R	R	
Amusement Establishments						R	R	
Animal Clinic	SLU					SLU	SLU	
*Apartment/Condominium style Residential Unit (above ground floor)							R	
Bank						R		
Bed & Breakfast	SLU	SLU	SLU					
Billboards						SLU	SLU	SLU
Boarding/Lodging House	SLU	SLU	SLU			SLU		
Building, Electrical, Mechanical & Plumbing Contractors							SLU	R
Car Wash, connected to public sewer						SLU	R	
Cemeteries	SLU							
Church	SLU	SLU	SLU	SLU	SLU			
Combinations of Uses Permitted by Right						R	R	
Commercial agriculture	R							
Construction Equip. Sales & Supplies						SLU	SLU	R
Convenience Store, excluding fuel service						R	R	
Day Care, Group 7-12 children	SLU	SLU	SLU	SLU	SLU			
Day Care, Commercial, 13 children, or more					SLU	SLU	SLU	
Dwelling, Earth Sheltered	SLU	SLU	SLU					
Dwelling, Multiple Family				R	R			
Dwelling, single family detached	R*	R*	R*	R*	R*	SLU		
Education Facilities	SLU	SLU	SLU	SLU	SLU			
Fabrication & Assembly								R
Farm	R							
Farm, Animals	R							
Farm, operations and farm buildings	R							
Foster Care	SLU	SLU	SLU	SLU	SLU			
General Retail						R	R	
Golf Courses	SLU							
Gravel Pit	SLU							

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USES	RA	RS-1	RS-2	RM	MFR	B1	B2	D1
Greenhouses & Nurseries	R							
Group Home	R	R	R	R	R			
Hardware Store & Building Supplies						SLU	SLU	
Home Occupation	R	R	R	R	R			
Hotels and Motels						R	SLU	
Industrial Subdivision								R
Institutional Use	SLU					SLU	SLU	
Keeping of Horses	SLU							
Kennels	SLU							
Laundry & Dry Cleaning Establishment						SLU	SLU	SLU
Manufactured Housing Community				R				
Manufacturing & Processing								R
Mini-Warehouse, Self-Store 8K sq ft, or less	SLU							R
Mini-Warehouse, more than 8K sq ft								R
Mortuary						R		
Outdoor Storage Yards							SLU	R
Personal Services						R	R	
Places of Public Assembly, Large and Small	SLU	SLU	SLU	SLU	SLU	SLU	SLU	
Professional Offices						R	R	R
Public Parks	R	R	R	R	R		R	
Publicly Owned Bldgs, exchanges, util. Offices						SLU	R	
Recreation Facilities	SLU					SLU	SLU	
Restaurant						R	R	
Roadside Stands	R	SLU	SLU					
Service Station						SLU	SLU	
Showroom for Office & Building Trades						R	R	R
Subdivision, Plat or Condominium	R	R	R	R	R			
Subdivision, Cluster, Plat or Condominium,	R	R	R	R	R			
Uses Similar to Uses Permitted by Right						R	R	R
Vehicle Repair Shop						R	SLU	
Vehicle Sales Area						R	SLU	
Warehousing, products produced on p remises								R
Wireless Communication Facilities	SLU					SLU		SLU